

EXHIBIT 8

PRESENT IN PERSON

EMP 04

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SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

AUBURN VALLEY INDUSTRIAL
CAPITAL LLC, a Delaware limited
liability company,

Plaintiff,

v.

ROSS B. and JANE DOE HANSEN,
individually and their marital
community, d/b/a NORTHWEST
TERRITORIAL MINT,

Defendants.

NO. **09-2-41614-1 KNT**

ORDER GRANTING MOTION FOR
TEMPORARY RESTRAINING
ORDER AND ORDER TO SHOW
CAUSE

(Clerk's Action Required)

THIS MATTER came before the undersigned Judge/Court Commissioner pursuant to Auburn Valley Industrial Capital, LLC's ("Auburn Valley Industrial") motion for a temporary restraining order and for issuance of an order requiring Defendants Ross B. and Jane Doe Hansen (collectively "Hansen") to show cause. The Court reviewed and considered the pleadings and records on file in this action, including the Verified Complaint, the Affidavits of Thomas Olson and Chanda Sovan, and the Declaration of Scott E Feir. The court heard and considered the arguments of Scott Feir. Based on the foregoing, the court finds that Auburn Valley Industrial has a clear, legal or equitable right to a temporary restraining order, Auburn Valley

ORDER GRANTING MOTION FOR
TEMPORARY RESTRAINING ORDER AND
ORDER TO SHOW CAUSE

- 1

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order sef cohen hansen 11 16 2009.doc

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ORIGINAL

1 Industrial has a legitimate fear its rights immediately are being and will continue to be
 2 invaded, and Auburn Valley Industrial irreparably will be harmed if this restraining
 3 order is not issued. Also, the court finds that this hearing was permissible under CR
 4 65 without notice to Hansen because substantial evidence supports that Hansen has
 5 threatened extensive property damage (destruction of phone and fire safety systems)
 6 and personal injury (directing that Auburn Valley Industrial's employee and agents be
 7 shot) if further action was taken to access the common phone areas. Also,
 8 immediate access is required to avoid the harm of being in default to current and
 9 future tenants.

10 IT IS HEREBY ORDERED as follows:

11 1. Ross and Jane Doe Hansen and all other parties with actual knowledge of
 12 this order and anyone operating directly or indirectly through them are prohibited
 13 without a court order from preventing Auburn Valley Industrial's access to the
 14 electrical/phone common areas identified in the Verified Complaint and show on
 15 attached Exhibit A.

16 2. Ross and Jane Doe Hansen and all other parties with actual knowledge of
 17 this order and anyone operating directly or indirectly through them are prohibited
 18 without a court order from making unauthorized alterations to the electrical/phone
 19 common areas and the surrounding walls and related systems.

20 3. Hansen or anyone acting on their behalf is enjoined from removing,
 21 interfering with, or damaging any property not belonging to Hansen in the
 22 electrical/phone common areas.

23 4. Hansen is enjoined from threatening and harassing Auburn Valley
 24 Industrial's employees and agents or otherwise interfering with Auburn Valley
 25
 26

ORDER GRANTING MOTION FOR
 TEMPORARY RESTRAINING ORDER AND
 ORDER TO SHOW CAUSE

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1 Industrial's management of the electrical/phone common areas and property of which
2 it is a part.

3 5. Hansen is directed immediately to remove any and all locks, barriers, and
4 impediments which restrict Auburn Valley Industrial's access to the electrical/phone
5 common areas in coordination with Auburn Valley Industrial.

6 6. Auburn Valley Industrial is granted full and unfettered access to the
7 electrical/phone common areas.

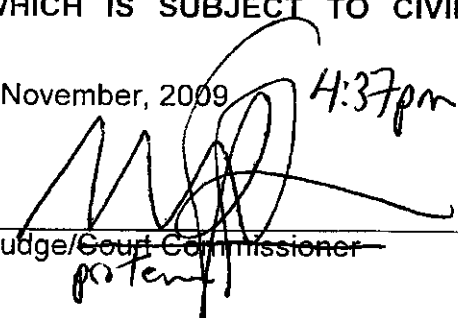
8 7. Auburn Valley Industrial shall post a bond or deposit cash or a cashier's
9 check with the clerk of the court in the amount of \$1.00, or alternatively
10 \$ 0, whichever is higher, for the payment of such costs and damages
11 Hansen may incur or suffer if subsequently it is found they wrongfully have been
12 restrained by the issuance of this Order.

13 8. Ross and Jane Doe Hansen shall appear before Judge CHERYL CAREY
14 of this Court, or such other department to which this cause may be assigned, on
15 December 4, 2009 at 9:15am Kent Regional Justice Center, 401 Fourth
16 Ave. North, Kent, Washington, Room 4C to show cause, if any they may have,
17 why a preliminary and permanent injunction should not be entered granting the relief
18 and prohibiting them from the activity set forth in paragraphs 1 – 6 above.

19 9. Auburn Valley Industrial's attorney may certify a copy of this Order for
20 service.

21 **VIOLATION OF THIS ORDER WITH ACTUAL NOTICE OF ITS**
22 **TERMS IS AN OFFENSE WHICH IS SUBJECT TO CIVIL**
23 **CONTEMPT PROCEEDINGS**

24 DONE IN OPEN COURT this 16th day of November, 2009

25 
26 Judge/Court Commissioner

ORDER GRANTING MOTION FOR
TEMPORARY RESTRAINING ORDER AND
ORDER TO SHOW CAUSE

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1 Presented by:

2 MONTGOMERY PURDUE
3 BLANKINSHIP & AUSTIN PLLC

4 By 

5 Scott E. Feir
6 WA State Bar No. 28192
Attorneys for Auburn Valley Industrial

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ORDER GRANTING MOTION FOR
TEMPORARY RESTRAINING ORDER AND
ORDER TO SHOW CAUSE

- 4

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EXHIBIT A



PRESENT IN PERSON

EXP04

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

AUBURN VALLEY INDUSTRIAL
CAPITAL LLC, a Delaware limited
liability company,

Plaintiff,

v.

ROSS B. and JANE DOE HANSEN,
individually and their marital
community, d/b/a NORTHWEST
TERRITORIAL MINT,

Defendants.

NO. 09-2-41614-1 KNT

PROPOSED

ORDER MODIFYING
TEMPORARY RESTRAINING
ORDER AND ORDER TO SHOW
CAUSE

(Clerk's Action Required)

THIS MATTER came before the undersigned Judge/Court Commissioner pursuant to CR 65(b) on Defendant Ross B. Hansen's Motion to Dissolve or Modify Order Granting Motion for Temporary Restraining Order and Order to Show Cause entered in favor of Plaintiff Auburn Valley Industrial Capital, LLC's ("Auburn Valley Industrial") on November 16, 2009. The Court heard and considered the arguments of Maya Mendoza-Exstrom on behalf of Defendants and Scott Feir on behalf of Plaintiff. Based on the foregoing, the court finds that the Temporary Restraining Order entered in favor of Auburn Valley Industrial on November 16, 2009 should be

ORDER MODIFYING TEMPORARY
RESTRAINING ORDER AND ORDER TO
SHOW CAUSE

- 1

ORIGINAL

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1 modified for the mutual protection of the property rights of Plaintiff and Defendants.
2 Based on the foregoing,

3 IT IS HEREBY ORDERED that the Temporary Restraining Order entered on
4 November 16, 2009 in the above-captioned case is, and the same shall be, modified
5 as follows:

6 1. Ross Hansen, Northwest Territorial Mint, LLC and all other persons with
7 actual knowledge of this order and anyone operating directly or indirectly through
8 them are prohibited without a court order from preventing Auburn Valley Industrial's
9 full and unfettered access to the "electrical/phone rooms" identified in the Verified
10 Complaint and shown on attached Exhibit A. Auburn Valley Industrial and all other
11 persons with actual knowledge of this order and anyone operating directly or
12 indirectly through them are prohibited without a court order from preventing Hansen
13 and Northwest Territorial Mint, LLC's access to the "electrical/phone rooms" identified
14 in the Verified Complaint and shown on attached Exhibit A.

15 2. Auburn Valley Industrial shall install a key pad door lock on the exterior
16 door to the "electrical/phone rooms" located at the northeast corner of the building for
17 which Auburn Valley Industrial and Northwest Territorial Mint shall each possess the
18 entrance code. The code may not be changed by Auburn Valley Industrial without
19 first providing the new entry code Ross Hansen. Auburn Valley Industrial and
20 Hansen shall equally share the cost of purchasing and installing the key pad door
21 lock system.

22 3. Ross Hansen and Northwest Territorial Mint shall have access to the
23 "electrical/phone rooms" only for the purpose of securing, operating, monitoring,
24 maintaining, repairing and replacing their personal equipment and property, and for
25 no other purpose without further court order. Auburn Valley Industrial and Hansen
26

ORDER MODIFYING TEMPORARY
RESTRAINING ORDER AND ORDER TO
SHOW CAUSE

- 2

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1 shall equally share the cost of purchasing and installing the key pad door lock
2 system.

3 4. Auburn Valley Industrial may purchase and install a security system to
4 monitor exterior entrance to the "electrical/phone rooms" provided that the system is
5 coordinated with the security system of Northwest Territorial Mint such that one
6 system does not interfere with or disrupt the operation of the other. Auburn Valley
7 Industrial and Hansen shall equally share the cost of purchasing and installing the
8 security system for said door.

9 5. Ross and all other parties with actual knowledge of this order and anyone
10 operating directly or indirectly through them are prohibited without a court order from
11 making unauthorized alterations to the electrical/phone rooms and the surrounding
12 walls and related systems inside the electrical/phone rooms.

13 6. Ross Hansen or anyone acting on his behalf is enjoined from removing,
14 interfering with, or damaging any property not belonging to Hansen or Northwest
15 Territorial Mint in the electrical/phone rooms and is further enjoined from delaying,
16 interfering with or obstructing Auburn Valley Industrial's use of the electrical/phone
17 rooms for its own purposes, including without limitation the delaying, interfering with
18 or obstructing of Auburn Valley Industrial's workers, agents and contractors.

19 7. Ross Hansen is enjoined from threatening and harassing Auburn Valley
20 Industrial's employees and agents or otherwise interfering with Auburn Valley
21 Industrial's management or use of the electrical/phone rooms and property of which it
22 is a part.

23 8. Ross Hansen is directed immediately to remove any and all locks, barriers,
24 and impediments which restrict Auburn Valley Industrial's access to the
25 electrical/phone rooms.
26

1 9. Ross Hansen is directed to remove any lock securing the hatch door
2 access to the roof that is located within the "electrical/phone rooms" provided that
3 Auburn Valley Industrial shall install a lock to secure the hatch door access and the
4 hatch door shall remain locked at all times. Auburn Valley Industrial shall open the
5 hatch door upon request of Ross Hansen or Northwest Territorial Mint for the
6 purpose of securing, operating, monitoring, maintaining, repairing and replacing their
7 personal equipment and property, and for no other purpose without further court
8 order. If the lock is removed for any reason, Ross Hansen or Northwest Territorial
9 Mint shall be entitled to install a lock on the hatch door, immediately notify Auburn
10 Valley Industrial of the lock installation and immediately supply Auburn Valley
11 Industrial with a duplicate key or the lock's combination.

12 10. Auburn Valley Industrial shall install a security camera system on the inside
13 of demising wall between Ross Hansen's leased premises and the "phone room" to
14 permit Hansen's security guards to visually observe the interior of the phone room
15 and the equipment of Northwest Territorial Mint at all times and the phone room shall
16 remain sufficiently lighted at all times for such observation. Auburn Valley Industrial
17 and Hansen shall equally share the cost of installing the security camera system and
18 additional lighting if required for clear viewing.

19 11. Auburn Valley Industrial shall post a bond or deposit cash or a cashier's
20 check with the clerk of the court in the amount of \$25,000.00, for the payment of such
21 costs and damages Hansen may incur or suffer if subsequently it is found they
22 wrongfully have been restrained by the issuance of this Order, or otherwise violates
23 this Order or causes damage to property or services in the phone/electrical rooms.

24 12. Hansen shall post a bond or deposit cash or a cashier's check with the clerk
25 of the court in the amount of \$25,000.00, for the payment of such costs and damages
26

ORDER MODIFYING TEMPORARY
RESTRAINING ORDER AND ORDER TO
SHOW CAUSE

- 4

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1 Auburn Valley Industrial may incur or suffer if subsequently it is found they wrongfully
2 have been restrained by the issuance of this Order, or otherwise violates this Order
3 or causes damage to property or services in the phone/electrical rooms.

4 13. Ross Hansen and Auburn Valley Industrial shall appear before Judge
5 Cheryl Cary of this Court, or such other department to which this cause may be
6 assigned, on December 4, 2009 at 9:15 a.m., Kent Regional Justice Center, 401
7 Fourth Ave. North, Kent, Washington, Room 4C to show cause, if any they may have,
8 why a preliminary and permanent injunction should not be entered granting the relief
9 and prohibiting them from the activity set forth in paragraphs 1 – 12 above.

10 **VIOLATION OF THIS ORDER WITH ACTUAL NOTICE OF ITS**
11 **TERMS IS AN OFFENSE WHICH IS SUBJECT TO CIVIL**
CONTEMPT PROCEEDINGS

12 DONE IN OPEN COURT this 20th day of November, 2009.

13 
14 Judge/Court Commissioner

15 Presented by:

16 MENDOZA LAW CENTER, PLLC

17 
18 Maya Mendoza-Exstrom, WSBA # 39333
19 Of Attorneys for Defendants

20 Copy Received; Approved as to Form:

21 MONTGOMERY PURDUE
22 BLANKINSHIP & AUSTIN PLLC

23 By

24 Scott E. Feir
25 WA State Bar No. 28192
26 Attorneys for Auburn Valley Industrial

not present
at 2:07

ORDER MODIFYING TEMPORARY
RESTRAINING ORDER AND ORDER TO
SHOW CAUSE

- 5

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The Honorable Cheryl Carey
Date of Hearing: December 11, 2009
Time of Hearing: 9:15 a.m.
With Oral Argument

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

AUBURN VALLEY INDUSTRIAL
CAPITAL LLC, a Delaware limited
liability company,

Plaintiff,

v.

ROSS B. and JANE DOE HANSEN,
individually and their marital
community, d/b/a NORTHWEST
TERRITORIAL MINT,

Defendants.

NO. 09-2-41614-1 KNT

ORDER GRANTING
PRELIMINARY INJUNCTION

(Clerk's Action Required)

THIS MATTER came before the undersigned Judge pursuant to Auburn Valley Industrial Capital, LLC's ("Auburn Valley Industrial") motion for a temporary restraining order and preliminary injunction. The Court reviewed and considered the pleadings and records on file in this action and the following:

1. Summons;
2. Verified Complaint;
3. Motion for Temporary Restraining Order and for Order to Show Cause;
4. Declaration of Scott E. Feir;
5. Affidavit of Thomas S. Olson;

ORDER GRANTING PRELIMINARY
INJUNCTION - 1

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- 1 6. Affidavit of Chanda Sovan;
- 2 7. Order Granting Motion for Temporary Restraining Order and Order to Show
- 3 Cause;
- 4 8. Defendants' Motion to Dissolve or Modify the Temporary Restraining Order
- 5 Dated November 16, 2009;
- 6 9. Declaration of Steve Barnard in Support of Defendants' Motion to Modify Order
- 7 Granting Temporary Restraining Order and Order to Show Cause;
- 8 10. Declaration of Rob Vugteveen in Support of Defendants' Motion to Modify
- 9 Order Granting Temporary Restraining Order and Order to Show Cause;
- 10 11. Declaration of Joe Beitey in Support of Defendants' Motion to Modify Order
- 11 Granting Temporary Restraining Order and Order to Show Cause;
- 12 12. Declaration of Ross B. Hansen in Support of Defendants' Motion to Modify
- 13 Order Granting Temporary Restraining Order and Order to Show Cause;
- 14 13. Order Modifying Temporary Restraining Order and Order to Show Cause;
- 15 14. Motion for Revision of a Commissioner's Order;
- 16 15. Stipulation and Order Shortening Time;
- 17 16. Motion for Order Allowing Live Testimony;
- 18 17. Declaration of Joseph A. Hamell;
- 19 18. Order Granting Motion Allowing Live Testimony;
- 20 19. Plaintiff's Memorandum in Support of Preliminary Injunction;
- 21 20. Declaration of Rick Culwell;
- 22 21. Declaration of Art Gullledge;
- 23 22. Declaration of Doreen L. Ray;
- 24 23. Declaration of Chanda Sovan;
- 25 24. Declaration of Joseph A. Hamell;
- 26 25. Order Denying Motion Allowing Live Testimony;
- 26 26. Declarations Reviewed Re: Motion Allowing Live Testimony;

ORDER GRANTING PRELIMINARY
INJUNCTION - 2

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27. Defendant's Response to Plaintiff's Motion for Preliminary Injunction;
28. Declaration of Ross B. Hansen in Opposition to Plaintiff's Motion for Preliminary Injunction;
29. Declaration of Steve Barnard in Support of Defendants' Response to Order to Show Cause;
30. Declaration of Frederick Mendoza in Opposition to Plaintiff's Motion for Preliminary Injunction;
31. Second Declaration of Chanda Sovan;
32. Reply in Support of Plaintiff's Motion for a Preliminary Injunction;
33. Declaration of Thomas S. Olson; and
34. Amended Declaration of Thomas S. Olson.

Based on the foregoing, the court makes the following findings of facts and conclusions of law:

1. Defendant Ross B. Hansen dba Northwest Territorial Mint ("Hansen") is a party to a Lease dated May 3, 2002 between Hansen as Tenant and MegaWest LLC ("MegaWest") as Landlord. Plaintiff Auburn Valley Industrial is the successor in interest to MegaWest.

2. Hansen cut a hole in the wall between his suite and the phone/telecommunications room after entry of and in violation of the TRO and modified TRO.

3. Hansen personally blocked the Landlord's access into the phone/telecommunications room in violation of the TRO and modified TRO.

Based on the foregoing, the court finds that Auburn Valley Industrial has a clear, legal or equitable right to a preliminary injunction, Auburn Valley Industrial has a legitimate fear its rights immediately are being and will continue to be invaded, and

**ORDER GRANTING PRELIMINARY
INJUNCTION - 3**

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1 Auburn Valley Industrial irreparably will be harmed if this preliminary injunction is not
2 issued.

3
4 IT IS HEREBY ORDERED as follows:

- 5 1. Plaintiff's motion for a preliminary injunction is granted.
- 6 2. Ross Hansen and anyone acting directly or indirectly on his behalf may only
7 have access to the electrical/phone rooms for any reason under Plaintiff's
8 supervision. Supervision shall be by Plaintiff's property manager to obtain
9 supervised access, Hansen shall call Plaintiff's property manager who shall
10 provide Mr. Hansen with access within a reasonable time. Reasonable time
11 shall be within 30 minutes of telephone call from Defendant or his staff.
- 12 3. Plaintiff's property manager may provide the access code to Defendant to
13 permit temporary access if he/she cannot respond within 30 minutes, which
14 code may be thereafter changed by the Plaintiff.
- 15 4. The cage door with access to the roof shall remain locked on both sides
16 unless Plaintiff shall need access to the roof in which case the parties shall
17 permit access.
- 18 5. The Court's November 20, 2009 order modifying the temporary restraining
19 order shall continue in full force and effect except as modified herein.
- 20 6. Auburn Valley Industrial's attorney may certify a copy of this Order for
21 service.

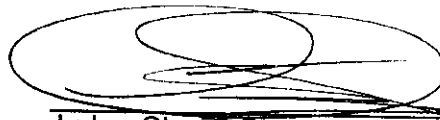
22 **VIOLATION OF THIS ORDER WITH ACTUAL NOTICE OF ITS**
23 **TERMS IS AN OFFENSE WHICH IS SUBJECT TO CIVIL**
24 **CONTEMPT PROCEEDINGS**
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ORDER GRANTING PRELIMINARY
INJUNCTION - 4

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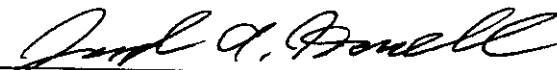
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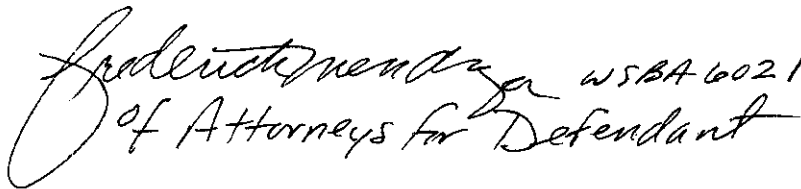
1 DONE IN OPEN COURT this 11 day of December, 2009.

2 
3
4 Judge Cheryl Carey

5 Presented by:

6 MONTGOMERY PURDUE
7 BLANKINSHIP & AUSTIN PLLC

8 By 
9 Joseph A. Hamell
10 WA State Bar No. 29423
11 Attorneys for Auburn Valley Industrial

12  WSBA 6021
13 of Attorneys for Defendant
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ORDER GRANTING PRELIMINARY
INJUNCTION - 5

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